



FOR LEASE

GORMAN
LANDING

MaxWell

Commercial



ROMI SARNA AND
ASSOCIATES

1830 153 Avenue, Edmonton, AB

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.



Welcome to Gorman Landing, where modern living meets convenience in the heart of the city! Nestled at the intersection of Gorman Street and 18th Street, our vibrant community offers a perfect blend of urban energy and tranquility.

Gorman Landing is easily accessible, ensuring that you are always well-connected to the pulse of the city. As you step into our neighborhood, you'll discover the perfect harmony between city life and comfort.

Romi Sarna & Associates

AERIAL MAP



HOUSEHOLD INCOME



Earning up to \$80,000	39.25%
\$80,000 - \$150,000	42.50%
\$150,000+	18.25%

POPULATION



>19 years old	16.40%
20-34 years	36.10%
35-54 years	25.70%
55 years+	21.80%

AERIAL MAP



PROPERTY DETAILS



Property Type/ Transaction Type: For Lease

Address: 1830 153 Avenue, Edmonton, AB

Land Use/Zoning: CN

Net Lease Rate Main Starting @ \$37.00 SF/Annum

Second Floor Starting @ \$30.00 SF/Annum

OP Cost: \$12.00/sq.ft/annum (EST 2022)*

PERFECT FOR



RESTAURANTS



PROFESSIONALS



MEDICAL/HEALTHCARE



STUDIO



SHOPPING



VETERINARIAN

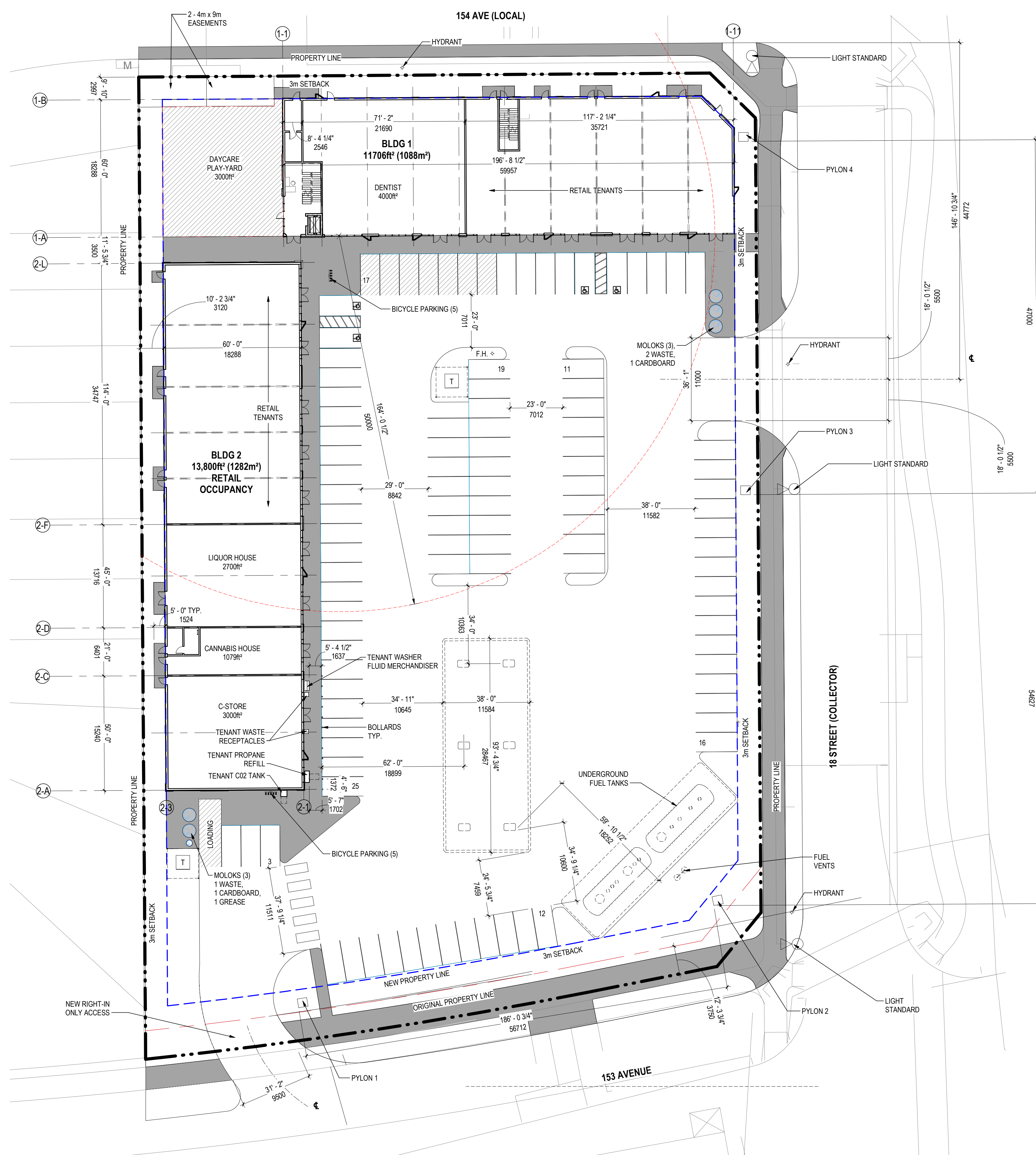


FINANCE



SMALL BUSINESSES

*Includes property taxes, common area, maintenance insurance and management fees



1 OVERALL SITE PLAN
D0.1 1:300

AREA - SITE			
AREA - m ²	AREA - ft ²	AREA - acres	AREA - GAS BAR
10,198m ²	109,771.2 ft ²	2.52 acres	(included in total site area)

SITE SUMMARY	
LEGAL DESCRIPTION:	LOT, BLOCK 1
MUNICIPAL ADDRESS:	LOCATED AT THE CORNER OF 153 AVENUE AND 18 STREET
ZONING:	CB1 - GENERAL COMMERCIAL
BUILDING HEIGHT:	MAXIMUM: 12.0m PROPOSED: 7.62m 25' to T.O. FEATURE PARAPET
SETBACK REQUIREMENT:	1. Minimum setback of 3.0m shall be required where the rear or side lot line of the site abuts the lot line of a site in a residential zone. 2. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within the setback.
BUILDING AREA:	TOTAL MAIN FLOOR AREA: 25,506ft ² (2370m ²) TOTAL SECOND FLOOR AND ABOVE AREA: BLDG 1: 6202ft ² (576m ²) TOTAL BUILDING AREA: 31,708ft² (2946m²)
SITE COVERAGE:	MAXIMUM F.A.R.: 2.0 PROPOSED F.A.R.: PROPOSED SITE COVERAGE: 23.2%

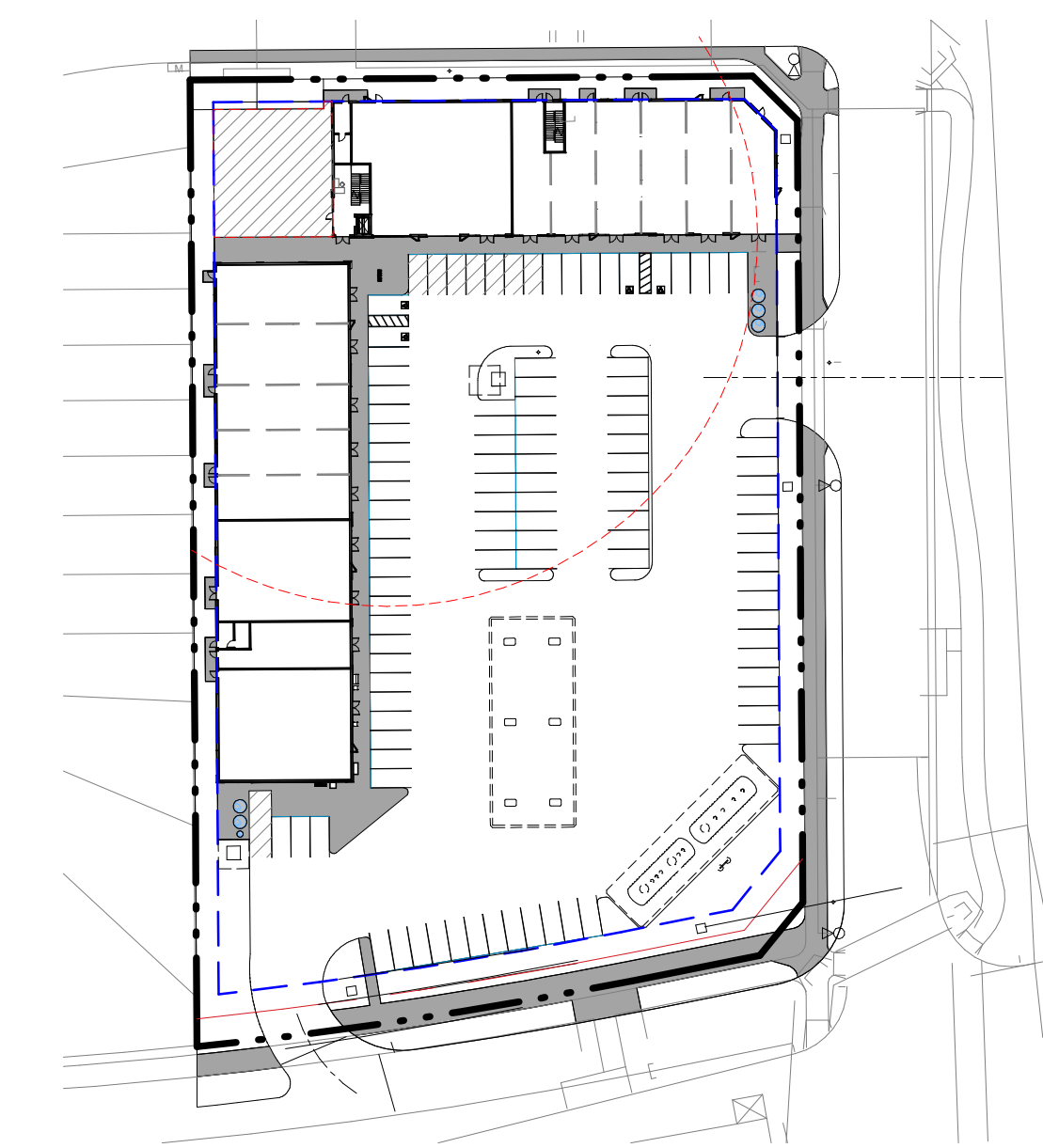
NOTE: REDISTRICTING COMPLETE, NOT SUBDIVIDED
NOTE: BIKE RACKS REQUIRED, NO MINIMUM

PARKING STALLS REQUIRED			
BUILDING 1	42 + 7 DAYCARE LOAD		
BUILDING 2		32	
TOTAL		81	

LOADING STALLS REQUIRED			
	AREA	STALLS REQUIRED	STALLS PROVIDED
BUILDING 1	1088m ²	0	0
BUILDING 2	768m ²	0	1
TOTAL			2

PARKING STALLS PROVIDED	
BARRIER FREE	4
DAYCARE LOADING	7
PARKING	94
TOTAL	105

3.19 STALLS PER 1000ft²



2 BUILDING 1 & 2 - FIRE TRUCK SWEEP PATH
D0.1 1" = 80'-0"



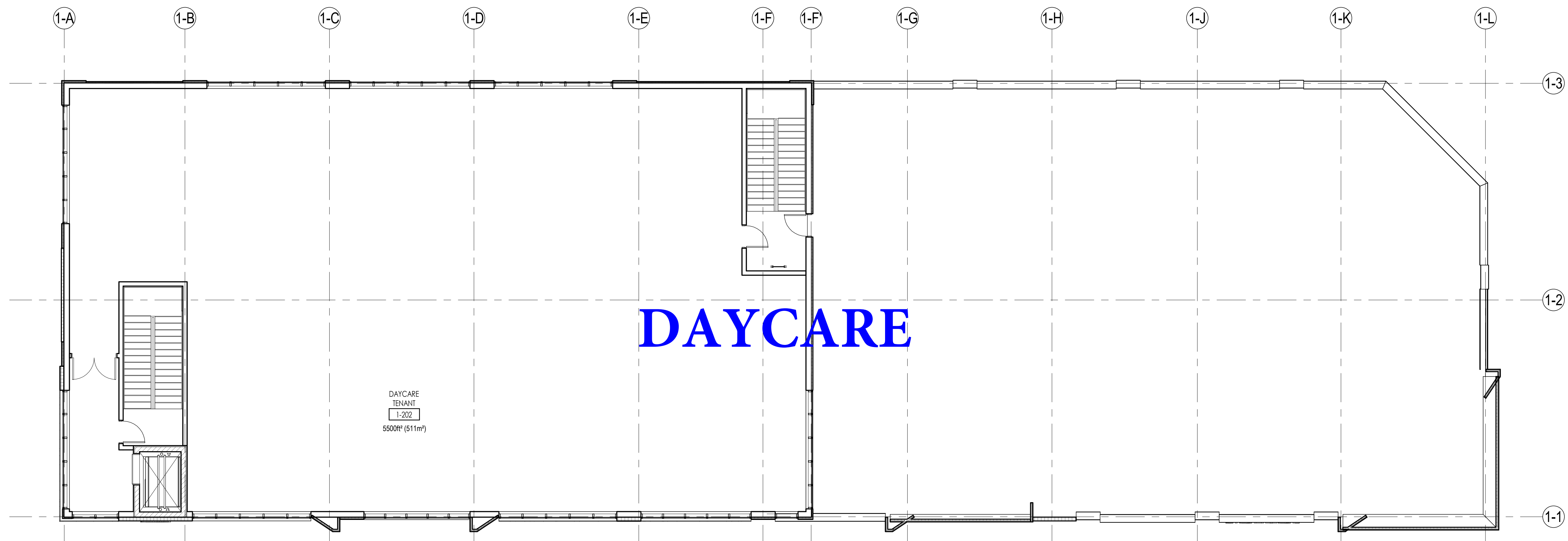
GORMAN COMMERCIAL DEVELOPMENT
153 AVENUE & 18 STREET, EDMONTON, AB

OVERALL SITE PLAN

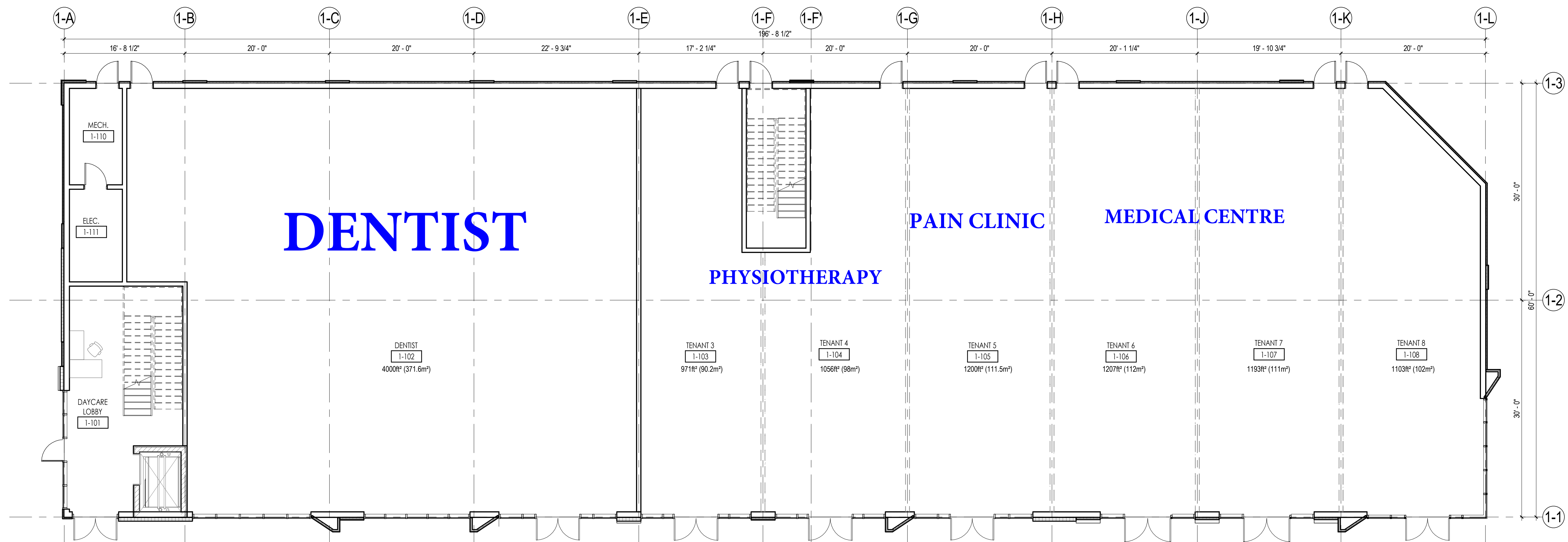
2023.06.19
21-01046

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawings. Advise the Architect in writing of any discrepancies. Failure to do so shall not be grounds for extra costs. This drawing is not to be used for construction until either sealed or advised in writing by the Architect. These drawings are instruments of the Architects' services to the client. Design and drawings at all times remains the exclusive property of Reid Architecture Ltd. and shall not be used without written consent.

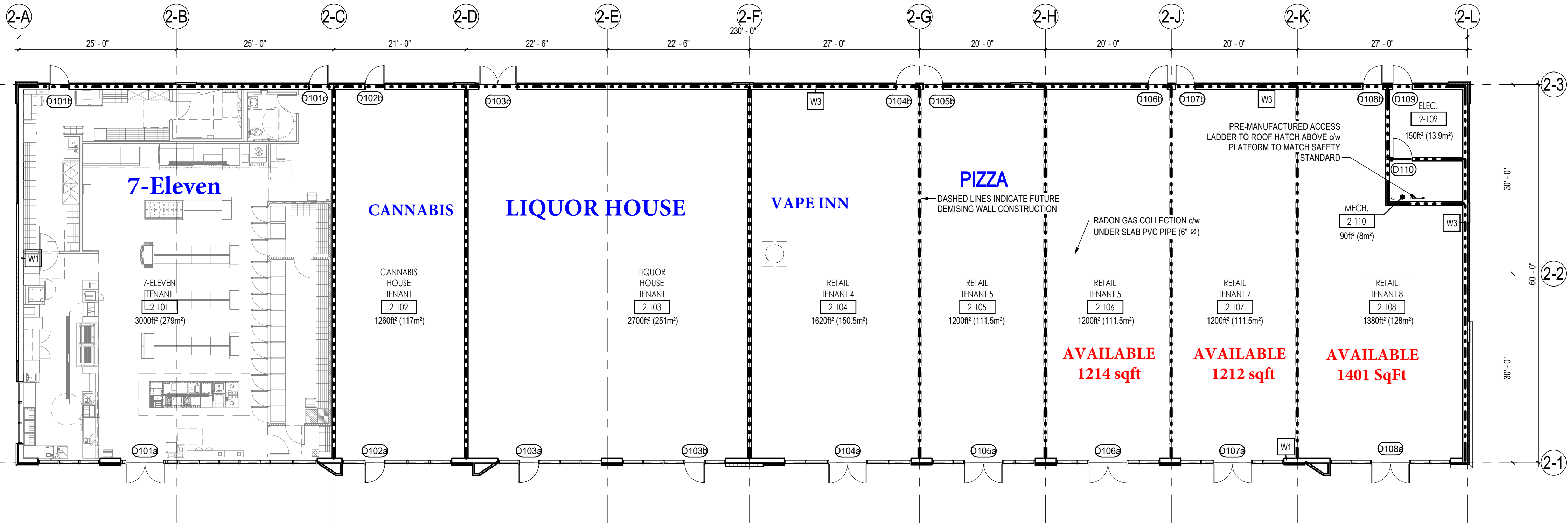
D0.1



2 SECOND FLOOR PLAN
D1a 1/8" = 1'-0"



1 MAIN FLOOR PLAN
D1a 1/8" = 1'-0"



1

A200

FLOOR PLAN

3/32" = 1'-0"



ROMI SARNA
AND
ASSOCIATES

Contact Us



4107 99 Street Edmonton



(780)-450-6300



romi@romisarna.ca

